

The Board of Commissioners for the City of Alamo, Texas met for the Regular Meeting held on Tuesday, March 18th, 2025 at 6:00 p.m., at the City of Alamo Municipal Building.

COMMISSION PRESENT:

Mayor J.R. Garza
Roel Leon Moreno Jr, Mayor Pro-Tem
Okie Salinas, Commissioner (via zoom)
Pete Morales, Commissioner
AJ Garcia, Commissioner

COMMISSION ABSENT:

STAFF PRESENT:

Robert L. Salinas, City Manager
Rick Palacios, City Attorney
Saul Solis, Police Chief
Alex Oyoque, Museum Director
Miguel Cavazos, Asst. Parks & Rec Dir.
Isauro Trevino, AEDC Consultant
Adela Perez, Purchasing Agent
Michael Torres, IT Director
Ana Garza, City Secretary

Alexandra Rangel, Assistant City Manager
Lya Yllades, Communication Director
Sergio Zavala, Planning Director
Jose Tamez, Library Director
Juan Ornelas, Assistant Public Works Dir.
Arturo Aguirre, HR Director
Ronnie Cruz, City Engineer
Yvette Mendoza, Finance Director
Melissa Leal, Water Billing Supervisor

I. CALL MEETING TO ORDER

Mayor J.R. Garza called the special meeting held on Tuesday, March 18th, 2025 to order at 6:00 p.m. at the City of Alamo Municipal Building. City Manager Robert L. Salinas led the Pledge of Allegiance and Pastor Tuttle led the Invocation.

Presentation and Announcements

- Assitant City Manager Alexandra Rangel invited everyone to the Women's History Exhibit Reception this upcoming Wednesday, March 19 at Seargeant Fernando De La Rosa Library from 5:00 p.m. to 6:30 p.m.*

PUBLIC COMMENT

- Resident Eric Gibson thanked and recognized the City of Alamo for all the support and efforts towards the community. He concluded by thanking the Police Chief Saul Solis, Fire Chief R.C. Flores, Public Works Director Julio Villarreal, Planning Director Sergio Zavala and all the staff who has helped.*

II CONSENT AGENDA

All consent agenda items are considered routine by the City Commission and will be enacted by one motion. There will be no separate discussion of these items unless a Councilmember requests an item be removed and considered separately. The City Commission May Take Various Actions; Included But Not Limited To Rescheduling An Item In Its Entirety For A Future Date Or Time. The City Commission May Elect To Go Into Executive Session Item At Any Time During The Meeting When Authorized By The Provision Of The Open Meetings Act.

- 1. Consideration and Action to Approve the minutes for a special meeting on March 3rd, 2025.***
- 2. Consideration and Action to approve Contractual Agreement with Noble Construction for the City of Alamo Welcome sign.***
- 3. Consideration and Action to Approve an Ordinance Amending the 2024-2025 General Fund Budget.***

4. Consideration and Action to replace “Disciplinary Actions” from the Alamo Police Department Rules and Regulations (1985) with “Employee Disciplinary Process” policy to the 2024-2025 City of Alamo Police Department Policy and Procedures.

Mayor Pro-Tem Roel Leon Moreno Jr. motioned to approve Consent Agenda Items 1-4; Commissioner AJ Garcia seconded. Motion carried.

II. Regular Agenda

D. Consideration and Possible Action to award various bids for Water Plant Chemicals.

Purchasing Agent Adela Perez stated that the City of Alamo solicited sealed bids for the purchase of various Water Plant Chemicals. The solicitation for bids was advertised on February 12th & 19th with bid opening on March 6th, 2025. All sealed bids were reviewed by staff with the specifications outlined in the bid documents. We note that several vendors sent a bid for only one chemical. These were carefully vetted with Public Works personnel to be sure that it was a viable price. The costs are shown in per pound for Yr. 1 and Yr. 2. Staff's recommendation is to award the bids to the vendors Amchem, JCS Industries, PVS DX, Inc., Chemtrade Chemicals, Brenntag, and Polydyne, Inc.

Commissioner AJ Garcia motioned to approve, Commissioner Pete Morales seconded. Motioned carried.

E. Consideration and Possible Action to award the bid for Wastewater Treatment Plant Chemicals.

Purchasing Agent Adela Perez stated that the City solicited sealed bids for the purchase of Wastewater Treatment Plant Chemicals. The solicitation for bids was advertised on February 12th & 19th with bid opening on March 6th, 2025. All sealed bids were reviewed by staff with the specifications outlined in the bid documents. Only 1 bid was received. These were carefully vetted with Public Works personnel to be sure that it was a viable price. Based on the evaluation, it is recommended that the contract be awarded to PVS DX, Inc.

Mayor Pro-Tem Roel Leon Moreno Jr. motioned to approve, Commissioner Pete Morales seconded. Motion carried.

F. Consideration and Action on the presentation of the City Audit for Fiscal Year 2023-2024 ending September 30, 2024.

Certified Public Accountant Adrian Webb presented the Annual Comprehensive Financial Report for year ended September 30, 2024. His presentation included the following;

- Independent Auditors Report.
- Balance Sheet Government Funds.
- Reconciliation of the Balance Sheet-Governmental to the Governmental Activities Statement of Net Position.
- Statement of Revenues, Expenditures, and Changes in Fund Balance-Government Funds.
- Reconciliation of Statement of Revenues, Expenditures, and Changes in Fund Balance-Governmental Funds to the Governmental Activities.
- Notes to the Basic Financial Statement.
- Schedules of Revenues, Expenditures, and Changes in Fund Balances Budget and Actual (Budgetary Basis)
- Report on Internal Control Over Financial Reporting and on Compliance and Other Matters Based on an Audit of Financial Statements Performed in Accordance with

Government Auditing Standards.

- *Independent Auditor's Report on Compliance for Each Major Program and on Internal Control over Compliance Required by the Uniform Guidance.*

Mayor J.R. Garza asked CPA Adrian Webb if he had any feedback after reviewing these numbers?

Certified Public Accountant Adrian Webb responded to keep following the process and do not skip internal controls because that is when issues arise.

Mayor Pro-Tem Roel Leon Moreno Jr. motioned to approve, Commissioner Pete Morales seconded. Motion carried.

Commissioner Pete Morales thank Finance Director Yvette Mendoza for her hard work and dedication.

PUBLIC HEARING

Discussion and Possible Action on an Ordinance to Rezone 4.733 Acres out of Lot 9, Bk 41, Alamo Land & Sugar Co's Subd. FROM Single-dwelling Residential (R-1) TO Commercial (C) District; Owner; Rebecca Canchola c/o Julio Medina.

Planning Director Sergio Zavala stated the following;

- *Site is along the south side of SH 495, immediately east of Augusto Guerra Elementary School.*
- *The tract has a depth of 1320' being ¼ mile. It has frontage to SH 495 on the north; but also fronts a minor residential stubbed street to its south.*
- *The surrounding zonings include: R-1 on the west, east and south; and Mobile Home Residential (RMH) to the north.*
- *The Future Land Use map shows this area as Low Density (LD) Residential.*
- *The surrounding land uses include: A public school to the west; Single family residential to the south; Residential to the east; and mobile residential across SH 495 to the north.*
- *In visualizing a red commercial zone for all the 4.733 acres, this does not appear conducive to the existing residents to the south; nor the envisioned res use to the east.*
- *P&Z, Staff, and the applicant discussed the concept of rezoning only the north 500', but the applicant's rep said that they'd need all the acreage commercially rezoned.*
- *The applicant desires an office on the perimeter north, and space to store 6 - 8 mobile homes.*
- *PZ informed the applicant that the desired commercial zone included lots of other uses; thus, should they ever move out, the C zone would remain with all its other uses.*
- *There was neighborhood opposition/concerns voiced at the PZ hearing.*

Planning's recommendation; Denial; not consistent to area land uses, area rezonings, and the Future Land Use Map's designation of low-density residential.

Commissioner AJ Garcia asked if there was any recommendations or options given to the requestors.

Planning Director Sergio Zavala responded that when the rezoning request was submitted they discussed various available options. Additionally, during the RGV Partnership meeting he emphasized that the City of Alamo is always eager to support and facilitate businesses looking to establish themselves in the City of Alamo. He is recommending to go through a Conditional Use Permit.

People Manufactures Home Representative, Jose Cavazos stated that their business has been operating in Alamo for over 25 years and they wish to stay in this city. They are aware of the available options but they wish to go further with this request. Their current contract is coming to an end. The applicant stated that the 500' rezoning is not sufficient. They wish to rezone the

acreage, which is 4.733. He further explained his options and needs as well.

City Commission members continued discussing the request with each expressing their perspective and concerns.

G. Discussion and Possible Action on an Ordinance to Rezone 4.733 Acres out of Lot 9, Bk 41, Alamo Land & Sugar Co's Subd. FROM Single-dwelling Residential (R-1) TO Commercial (C) District; Owner; Rebecca Canchola c/o Julio Medina.

Mayor Pro-Tem Roel Leon Moreno Jr. motioned to deny the rezoning request, Commissioner Pete Morales seconded. Motion carried.

PUBLIC HEARING

Discussion and Possible Action on an Ordinance to Renew a Conditional Use Permit for a Mobile Food Vendor Court at 1101 Citrus Street being at Lots 1-4, Stensbo Subdivision; Commercial zoning district; Applicant Alberto Garcia Cazares.

Planning Director Sergio Zavala stated the following;

- Site is at the SW corner of Alamo Road/Citrus Street.
- The food court has 4 food vending trailers; the 13-space paved parking lot is on the north part of the Lot w/driveway access points from Alamo & Citrus; and it appears that parking is sufficient.
- The food court has several tables for on-site dining.
- The food court has a restroom structure on the SW are of the lot.
- In the CUP's renewal, this affords an opportunity for the neighborhood and Staff to convey how this mobile food court has settled within the mixed-use neighborhood.
- Since last year, there were no noise complaints received; and there have been no traffic or parking issues expressed to Planning nor to the PD.
- There was a flying debris issue discussed in 2024; this induced the applicant to install a 6' wood fence to not have debris fly onto the alley or other properties, thus resolved - see photograph.
- In discussing the trees that appear to be 'dried-out' with the applicant, Planning agreed to monitor this matter in April/May 2025 to assure they are rejuvenated, but if not, Mr. Cazares said he'd replace them.

Staff's recommendation; Approval for a 2-year tenure; continue to abide by the mobile food court regs w/emphasis to monitor their landscaping & debris containment measures. Planning & Zoning Commission Meeting – February 19, 2025: Unanimously approved for 2 yrs.

Commissioner Pete Morales asked if the Conditional Use Permit can be for 3 years?

Planning Director Sergio Zavala responded that it is up to the City Commission to make that Decision.

H. Discussion and Possible Action on an Ordinance to Renew a Conditional Use Permit for a Mobile Food Vendor Court at 1101 Citrus Street being at Lots 1-4, Stensbo Subdivision; Commercial zoning district; Applicant Alberto Garcia Cazares

Commissioner AJ Garcia motioned to approve a 3 year Conditional Use Permit, Commissioner Pete Morales seconded. Motion carried.

PUBLIC HEARING

I. Public Hearing to receive input regarding Community Project Funding (CPF) 2026 application request via 15th District to the Environmental Protection Agency (EPA) in relation to the Tower Road Lift Station Replacement/Upgrades Project.

AEDC Isauro Trevino stated that along with Commissioner AJ Garcia, they visited Washington DC to get feedback on both CPF applications submitted. Both offices strongly recommended for us to have a Public Hearing granted to the community and the city to strength their application. He handed a facts sheet that stated the Public Utilities Feasibility Assessment 2025 High Priority -Tower Road Lift Station Replacement/Upgrade and the Project area #4 of the Storm Drainage Master Plan 2022.

For the Record: I'am Isauro Trevino, EDC Director, this project is very important for our community as you know over 70% of sewer is treated in this lift station. It would be a catastrophe if we had sewer back-ups. This will affect our residential homes and commercial districts. My office as well as the EDC strongly supports this project. I strongly recommend for each city commissioner or the Mayor as a group also supports this project.

For the record: City Engineer Ronnie Cruz stated that the wet well/lift station is under the alley people have been driving over the wet well for years; causing the pump inside the wet well to shifts. The building is cracked eventhough its been repair several times. The wear and tear is evident. Residents around that area have complain about the odor. He strongly believes that it needs to be relocated mainly because of the odor and the location.

AEDC Consultant Isauro trevino stated the following lift station fact sheet that include the following:

- Existing Lift Station (LS) on Tower Road needs to be abandoned/replaced
- Over 50 years old and Beyond Repair
- Oldest and largest lift station in City's Sewer System (1970s)
 - Chronic failures and constant repairs required to keep it operational
 - Responsible for 70% of City's sewer system including Old Townsite
 - Entire of Alamo's Eastside sewer discharge: critical to reliable operation
 - Wet well is located within existing Tower Road ROW
 - Tower Road is a five lane major thoroughfare with heavy traffic
 - Heavy Traffic places this LS in harm's way creating health and safety issues
 - Existing Alley is susceptible to collapse to heavy vehicles
 - Heavy Vehicles (Garbage Trucks) refuse to drive over wet well
 - Located within Residential Area and frequent odor complaints
 - New LS location owned by City (No property acquisition required)
 - New location is away from Residential Area to avoid future odor complaints
 - Due to budget constraints, City has addressed this issue via TWDB grant
 - Unfortunately, TWDB Clean Water Program grant was not awarded
 - Being proactive to upgrade to avoid any TCEQ violations in the future
 - Seeking Rider to address current issue: New City's Mission Vision (ABCs)
 - New Paradigm: ABCs (Accurate, Brief & Clear) on all challenges
 - Maximizing all funding opportunities for this project

Commissioner Pete Morales asked the residents to report any issues with that Lift Station by calling or visiting our facilities. He emphasized that tracking complaints will help assess the need for assistance and highlight the volume of concerns within the community.

AEDC Consultant Isauro Trevino stated that by this upcoming Summer 2025 we should get news from the funds requested from Monica De La Cruz office. For the record he would like for any of the Board of Commissioners to state their comments in regards to the lift station funds request.

Commissioner AJ Garcia stated that he is in favor of this project. We are going out and asking for federal funds. The total cost estimate of this project is \$5,300,000 million dollars. This lift

station is responsible for 70% of the city sewer including the Old Townside. When talking about future proofing and resolving issues now because the community in the future they are going to deal with this issue if its not addressed now. The cost, inflation and everything keeps going up so with the raising prices, now is the time to do it. We are not stoping , we will request funding from any which way we can get it. Unfortunately we were not able to get some funding for other projects but we do not have to address those. There is a substancial need here in the City of Alamo for this lift station and I think it will help maintain the demand for the future to come for all the residents.

Mayor J.R. Garza stated that he echos Commissioner AJ Garcia statement in the sense that this lift station is responsible for roughly 70% of the city sewer. We went to Austin earlier this month, a lot of people might be asking what we do in Austin. Well, this is exactly what we are doing, we are trying to fight for funds to bring back to our community. Not only to fix this issue but we want to relocate the lift station and get it out of that right-a-way. We do not want to rebuilt in that same spot so that the community knows that our plan is to demolish the entire lift station and relocate south of town where it should be. Like AJ and the rest of the colleges here on the board can attest, is that this is our number one priority during this session. The session happens every two years and so this time around we were prepared and we went knocking on doors and this is one of our top priorities that pertains to the Legislative Session that is going on in Austin TX. As Mayor for the City of Alamo, I think this is extremely important for our community. It is¹ important for our residents, and it is time we get it done. Thank you.

For the Record- Mayor Pro-Tem Roel Leon Moreno Jr. stated that he is 110% in favor for this project. I think it is extremly important that we went to Austin to knock on the right doors not just on any doors. We knock on the right doors and talk to the right people, took two days of our time to be there. This project has been overlooked for a very long time. If something goes wrong there at any moment, City Manager Robert L. Salinas is very good at getting to it right a way as well as Public Works Director Julio Villarreal Jr. for that. Becauase if not, 70% of the city will be in trouble. 70%, that is substantial, we would have so many phone calls we would not know what to do. So we need to get this done because today is 5.3 million and tomorrow it can be \$10 million. We are going to continue to fight for our community and get these funds.

For the Record - Commissioner Pete Morales echoed what his fellow Commissioner stated. It is a very important project and very in favor to secure funds and continue to work on project here in the City of Alamo. Sometimes it frustrates us as Commissioners to drive by and see the red light on and having to call the Public Works Director to check out the lift station. So, this will benefit the city and also everyone who lives here. We are working with all these projects, so I'm 100% on this project.

For the record – Mayor J.R. Garza stated that Commissioner Okie Salinas is on connected via Zoom.

Commissioner Okie Salinas stated that he agrees with his colleges and agrees with the great need for this lift station relocation.

PUBLIC HEARING

J. Public Hearing to receive input regarding Community Project Funding (CPF) 2026 application request via 34th District to the THUD: Community Development Fund Economic Development Initiative (EDI) in relation to Project #4 of the Storm Drainage Master Plan 2022 located on Duranta Avenue from 13th Street to Alamo Expressway Drain

AEDC Consultant Isauro Trevino stated that along with Commissioner AJ Garcia they visited Vicente Gonzalez office where they met with his director and assistant. They were told that the City of Alamo had a very strong application. This year it looks very promising. They strongly recommended for us to have a Public Hearing to help out with our project.

For the record – AEDC Director Isauro Trevino stated that the AEDC Office and our Board are in favor of this project. It will help the neighborhoods, and of course commercial development to continue in the City of Alamo. I would like input from the Mayor J.R. Garza, City Commission Council and the City Engineer.

City Engineer Ronnie Cruz stated that this project is like a part 3 of what is being done. We are already doing 13th Street and Duranta Ave., but this is all a continuance. If you all remember, I believe that Commissioner Okie Salinas, Commissioner Pete Morales and the Mayor J.R. Garza served at the City Commission Council back when we talked to TxDot; Actually it was here, when we talked to Pete Alvarez and he made a statement, he said, “well, you need to do something yourselves”. So, what did you all do, you did 13th St., your doing Alamo Rd. Then he said another thing is “get that ditch widen, you get that ditch widen and you all need to put your own drainage system on Durante Ave., and get it off the Expressway and then we will work with you guys.” What happened, you got the ditch widen, the 13th St. funded, now this is the last face of that whole project. It’s a continuance of all the way to the ditch. It is very important to finish it, you are 3 quarters you way there, now this is what finishes it. So, what he asked for you all are doing. What I’m talking about is Pete Alvarez, TxDot the main engineer here. If there is any more questions, as you all remember this project that is been going on for a while with issues, sort of slows down when it doesn’t rain but at soon as it rains, everybody is backed up.

Commissioner AJ Garcia stated that this project is to prevent flooding from ever happening.

City Engineer Ronnie Cruz responded that it will help, obviously a heavy rain will flood but what you want to do is get the water out of there as quickly as possible. And no water into the homes and businesses. Streets are coagulant, what you want is to get water to the streets, to the pipes out. You don’t want the water in the homes and businesses.

For the record – mayor J.R. Garza I know that this has been an on-going issue in our City; especially down Alamo Rd. I know that we get requests and or we get comments all the time saying “when is the flooding going to stop”. Just so that the public understands, this is a TxDot road, Alamo Road does belong to TxDot. We are doing everything we can on our end to accommodate Mr. Pete Alvarez, TxDot Engineer as Ronnie Cruz said. This City Commission has sone everything in our power to do what we need to do to accommodates those wishes and know we are here in this point as Ronnie Cruz said. This is phase III, hopefully we get this rolling and it’s going to alleviate a lot of that flooding happening close to the residents and businesses. So, I’m 100% behind this project.

Commissioner Pete Morales stated that just so the public knows, behind Farias Elementary, they’ve been working on a drainage detention pond in that area that its going to be getting all the water out of Sabal Palms, Date Palm and all the Palm area. A lot of that water that was going on on that area will actually will be going towards the Duranta, Fm 907, Alamo Rad, Rudy Villarreal Road. By doing this project that we are working on right now, will take out all that water. Just so the public knows that’s what the project is happening behind Farias Elementary

City Engineer Ronnie Cruz added that for that project, there is a change coming. The change order is to take over of Hector St. what is going on on Hector St. If you remember we got very good bids and we had some money left over from that grant. So, we are going to change order by the end of this month, environmental should be ready. We already have the plans. The contractor already gave us the price. We are ready to go we are just waiting for GLO to okay it.

City Manager Robert L. Salinas updated everyone that they are still working on the GLO, it is not at 100% guarantee that it is going to happen because there has been a lot of issues that have arisen but they are doing everything they can.

AEDC Consultant Isauro Trevino closed by stating that just in closing there is 2,600 hundred in linear feet

Presentation and update on Office of the Governor (OOG) Egrants 2025.

AEDC Consultant Isauro Trevino stated that the following pending applications are as follows;

- Operation Stonegarden Solicitation FY24 \$116,000
- FY2026 Project Safe Neighborhoods Grant Program \$81,449
- FY 2026 Criminal Justice Grant Program \$120,561
- FY 2026 Border Zone Fire Department Grant Program \$183,508
- SHSP Regular Solicitation FY 25 \$217,362
- FY26 Operation Lone Star Grant Program \$75,000
- SHSP LETPA Solicitation FY25 \$159,860

K. Presentation on update for Legislative Session 2025 (Austin) & Community Projects Funding (CPF) Requests 2026 (DC)

AEDC Consultant Isauro Trevino stated that

L. Presentation and update on Project Management for FY 2024-2025

AEDC Consultant Isauro Trevino presented the following;

- Texas Water Development Board – Tower Road Lift Station Improvements
- Legislative Session 2025
- Texas Water Development Board – Water Plant Renovations
- Texas Water Development Board – Sewer Plan Project
- Texas Parks and Wildlife Department – Alamo Sports Park
- Alamo Sports Park #2
- FY 2026 CPF Request packet
- Community Grant 2026 Drainage Project

M. Presentation on Departmental Reports.

No comments from City Commission

CITIZEN PARTICIPATION: Five minutes per person with no response from the City Commission. Residents must sign up prior to the city meeting.

I. ADJOURNMENT

Citizens are encouraged to sign the attendance sheet.

There being no further business, Mayor J.R. Garza adjourned the meeting at 6:12 p.m.


Mayor J.R. Garza

ATTEST:



Ana Garza, City Secretary